

CITY OF FULSHEAR

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Fulshear, Texas 77441

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PLANNING AND ZONING COMMISSION MINUTES JULY 12, 2013

1. Call to Order

A Regular Meeting of the Planning and Zoning Commission was called to order on July 12, 2013 at 8:00 a.m. by Planning and Zoning Chairman, Derek Einkauf, in the Fulshear City Hall located at 30603 FM 1093 Road, Fulshear, Texas 77441.

2. Quorum

A quorum was present.

Members Present:

Harold Collins, Terry Cozart, Derek Einkauf, and David Worley

Members Absent:

Bill Archer and Mike Lavengco, one vacancy

City Staff Present:

D. Gordon Offord, City Secretary

C. J. Snipes, City Administrator

Michelle Morris, Building Inspector

David Leyendecker, City Engineer

Others Present:

Ralph Wissel

And 11 others who did not sign in

3. Citizen's Comments

There were no Public Comments.

4. Notice of Public Hearing: Special Use Permit/ Commercial

The Planning and Zoning Commission of the City of Fulshear, Texas has received a request from Casey Property, LLC to approve creating Retail Shopping Center (Around the Bend Plaza) located at intersection of SH 359 and Harris Street (1.2006 acre tract) Downtown District.

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The Planning and Zoning Commission of the City of Fulshear hereby gives notice that a Public Hearing shall be held regarding the Special Use Permit (Commercial Use) at intersection of SH 359 and Harris Street from vacant land to Commercial use and invite citizens of Fulshear to comment on the request as follows:

Date: July 12, 2013

Time: 8:00 a.m.

Place: Fulshear City Hall

The Public is encouraged to attend and provide comments to the Planning and Zoning Commission.

Chairman Einkauf opened the Public Hearing at 8:01 a.m.

Michelle Morris, Building Inspector, stated she sent letters to surrounding residents of potential center and she received one letter from a resident in support of the potential Retail Shopping Center.

Afterward the audience was silent. Chairman Einkauf closed the Public Hearing at 8:04 a.m.

5. Approval of Minutes

June 7, 2013, Regular Meeting

A motion was made by Planning and Zoning Member Collins to approve the minutes as presented. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Archer, Lavengco, one vacant position

6. Consideration and possible action on request from Casey Property, LLC to approve creating Retail Shopping Center (Around the Bend Plaza) located at intersection of SH 359 and Harris Street (1.2006 acre tract) Downtown District.

A motion was made by Planning and Zoning Member Collins to approve request from Casey Property, LLC to create Retail Shopping Center (Around the Bend Plaza) located at intersection of SH 359 and Harris Street (1.2006 acre tract) Downtown District. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Archer, Lavengco, one vacant position

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Chairman Einkauf made comments to the Commission regarding several of the plats. He stated that the reviews from the City Engineer made note of items that need to be addressed and that "D." (City Secretary) has provided each PnZ (Planning and Zoning) member with a copy of the responses from the developer.

7. Consideration and possible action on West Cross Creek Bend Lane/Cross Creek Ranch Extension 1 Final Plat

A motion was made Planning and Zoning Member Collins to approve West Cross Creek Bend Lane/Cross Creek Ranch Extension 1 Final Plat. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Archer , Lavengco, one vacant position

8. Consideration and possible action on The Pond at Cross Creek Ranch/Final Plat

There was a ten minutes discussion among the Commission and the developer regarding pavement width be increased to allow for emergency vehicles. Several different scenarios were discussed.

A motion was made by Planning and Zoning Member Worley to approve the Pond at Cross Creek Ranch/ Final Plat subject to the comments by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Archer , Lavengco, one vacant position

9. Consideration and possible action on Legacy at Cross Creek Ranch/Section 4/ Final Plat

A motion was made by Planning and Zoning Member Worley to approve Legacy at Cross Creek Ranch/Section 4/ Final Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Archer , Lavengco, one vacant position

10. Consideration and possible action on Cross Creek Bend Lane Extension No. 7 Final Plat

A motion was made by Planning and Zoning Member Collins to approve Cross Creek Bend Lane Extension No. 7 Final Plat. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Archer, Lavengco, one vacant position

Chairman Einkauf stated he would like to consider item 11, 12, and 13 together if there is no objection.

11. Consideration and possible action on Creek Bend at Cross Creek Ranch/Section 11/Final Plat

12. Consideration and possible action on Creek Bend at Cross Creek Ranch/Section 12/Final Plat

13. Consideration and possible action on Creek Bend at Cross Creek Ranch/ Section 13/Final Plat

There was approximately a five minute discussion on two of the comments made by City Engineer, David Leyendecker. One of the comments was to keep the changing of street names to a minimum in order that it will be easy for emergency vehicles to find a specific location and to allow the 25 foot building line to be a 20 foot building line in Section 12.

A motion was made by Planning and Zoning Member Worley to approve Items 11, 12, and 13. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Archer, Lavengco, one vacant position

14. Consideration and possible action on Syms Road Extension:Fulbrook on Fulshear Creek/Street Dedication/ Preliminary Plat

A ten discussion among the Commission and the developer as to the effects of this street tie-in to FM 1093 when it is revised. Chairman Einkauf stated that the previous developer stated

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that this access road would only be temporary and we are still working off that premise. Ralph Wissel, a representative for Syms Road Project, stated this would be a permanent access to be used for Commercial. Mr. Wissel stated that currently there is no agreement as the type of tie-in, whether it would be a circle or etc.

A motion was made by Planning and Zoning Member Worley that the plat not be approved until further review is received regarding final plat connecting FM 1093. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Archer, Lavengco, one vacant position

15. Consideration and possible action on CCC Ranch/4.42 Acres being a part of lot 23 of North Fulshear Estates (1Block, 3 Residential lots and 1 Commercial Reserve) Preliminary Plat

A ten minute discussion among the City Engineer, Building Inspector, and the Commission Members. There were lots of questions but no answers. Chairman Einkauf asked if there was a representative present. The audience was silent.

A motion was made by Planning and Zoning Member Worley to deny CCC Ranch 4.42 acres being a part of lot 23 of North Fulshear Estates (1 Block, 3 Residential lots and 1 Commercial Reserve) Preliminary Plat. It was seconded by Planning and Zoning Member Cozart.

Chairman Einkauf stated that a motion and second has been made to return plat for additional information. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Archer, Lavengco, one vacant position

16. Adjourn

A motion was made by Planning and Zoning Member Worley to adjourn. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Cozart, Einkauf, and Worley

Nays: None

Absent: Planning and Zoning Member Archer, Lavengco, one vacant position